

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name: Ooten House

Other name/site number: \_\_\_\_\_

### 2. Location

507 West 15<sup>th</sup> Street not for publication  
Larned vicinity  
state Kansas code KS county Pawnee code 145 zip code 67550

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register criteria.

I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally.

(See continuation sheet for additional comments.)

Richard D. Parkratz  
Signature of certifying official

12/6/00  
Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria.  
(See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:

\_\_\_\_\_ entered in the National Register.

\_\_\_\_\_ See continuation sheet

\_\_\_\_\_ determined eligible for the National Register.

\_\_\_\_\_ See continuation sheet

\_\_\_\_\_ determined not eligible for the National Register.

\_\_\_\_\_ removed from the National Register.

\_\_\_\_\_ other, (explain:)

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

Property Name Ooten HouseCounty and State Pawnee County, KansasPage 2

## 5. Classification

## Ownership of Property

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

## No. of Resources within Property

contributing	noncontributing
<u>1</u>	<u>1</u> buildings
<u>  </u>	<u>  </u> sites
<u>  </u>	<u>  </u> structures
<u>  </u>	<u>  </u> objects
<u>1</u> Total	

Name of related multiple property listing:  
(Enter "N/A" if property is not part of a  
multiple property listing.)

Lustron Houses of Kansas

No. of contributing resources previously  
listed in the National Register:

0

## 6. Functions or Use

## Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single DwellingDOMESTIC: Secondary Structure

## Current Functions

(Enter categories from instructions.)

DOMESTIC: Single DwellingDOMESTIC: Secondary Structure

## 7. Description

## Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENTNO STYLE

## Materials

(Enter categories from instructions.)

Foundation CONCRETEWalls METAL: SteelWOOD: WeatherboardRoof METAL: SteelASPHALTOther   

Narrative Description (Describe the historic and current condition of the property on one or more  
continuation sheets.)





Property Name Ooten HouseCounty and State Pawnee County, KansasPage 4**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing  
(36 CFR 67) has been requested  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings  
Survey #                       
☐ recorded by Historic American Engineering

Primary location of additional data:

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☒ Other

Specify repository:

Ohio State Archives (Columbus); County  
Historical Societies

Record #                     **10. Geographical Data**Acreage of property <1

UTM References

1	<u>1/4</u>	<u>4/9/0/9/0/5</u>	<u>4/2/2/6/6/1/0</u>	3	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>	4	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>

           See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Elizabeth Rosin and Dana Cloudorganization Historic Preservation Services, LLCdate March 31, 2000street & number 818 Grand Boulevard, Suite 1150telephone (816) 221-5133city or town Kansas Citystate Missouri zip code 64106**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

**Property Owner** (Complete this item at the request of the SHPO or FPO.)name Jerry & Jeanette Johnsonstreet & number 1124 Kansastelephone (316) 285-3700city or town Larnedstate KS zip code 67550

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

Ooten House  
Pawnee County, Kansas

**DESCRIPTION**

*The Ooten House* is a two bedroom, front-gabled Lustron dwelling with a Newport Deluxe Plan. The steel-frame structure is clad on the interior and exterior with porcelain enameled steel panels. The 23-foot by 31-foot house has "Desert Tan" walls with white trim and a dove gray roof.

Resting on a concrete slab foundation, the dwelling has a north-facing, rectangular plan. Porcelain enameled steel panels clad all exterior surfaces. Two-foot by two-foot panels sheath the dwelling's four walls. Narrower, vertical panels, approximately one-foot wide, cover the gable ends. Square "shingles," approximately one-foot square, cover the roof. The eaves of the front-gabled roof overhang slightly along the side walls but are tight along the end walls. A Lustron-paneled chimney rises from the center of the east roof slope just off the ridge.

One end of each gutter running along the long (east and west) sides of the dwelling terminates in a downspout that is angled slightly toward the house.

Openings asymmetrically pierce the walls of the dwelling. The steel windows have enameled steel surrounds and appear in three configurations: 1) tripartite windows, featuring a single fixed pane of plate glass flanked by four-light casements set flush with the body of the dwelling, pierce the dwelling's east and north elevations; 2) pairs of three-light casement windows pierce each of the elevations; and 3) single three-light casements pierce the south elevation.

The original steel doors with single glazing fill both the primary and secondary openings. A steel "shingled" awning supported on pairs of simple triangular steel brackets tops the front entrance. A wrought-iron railing encircles the west and north sides of the main stoop.

The interior of the dwelling retains most of its original Lustron materials and built-in features. Like the exterior, porcelain-enameled steel panels clad the interior walls and ceilings. The wall panels typically measure two-feet by eight feet with some larger panels below windows, while the ceiling panels are eight feet square. Wallpaper covers the panels on one wall of the living room, and a wallpaper border encircles the kitchen. Modern carpet covers the original asphalt shingle flooring. Some of the original metal kitchen cabinetry has been replaced as well.

The living room-dining area occupies the northeast portion of the dwelling, with the kitchen and utility room filling out the southeast corner. The bathroom and two bedrooms fill the west half of the dwelling. The bedrooms retain their original closets and overhead storage typical of Lustron design. The original heating system was replaced with forced air heating and cooling.

Garage

Immediately southeast of the dwelling is a detached, one-car front gabled garage. Salmon-colored wood shingles clad the walls of the frame structure, and asphalt shingles cover the roof. A metal overhead door fills the single opening.



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Ooten House  
Pawnee County, Kansas

Site

This property occupies a grassy mid-block lot on the south side of West 15<sup>th</sup> Street. A concrete drive leads to the garage with a perpendicular walk leading to the front stoop. Chain link fence encircles the east, south, and west sides of the yard. A small section of matching fence connects the southeast corner of the dwelling to the northwest corner of the garage. There is another Lustron on the neighboring property to the east.

**INTEGRITY**

*The Ooten House* is in excellent condition with all of its interior and exterior panels, windows, and doors intact. Minimal alterations have been made to the original design and materials. Modifications of materials have been limited to replacement of the original asphalt tile flooring with carpeting, limited painting and wallpapering in the living room and kitchen, and new kitchen cabinetry. On the exterior, a wrought iron railing was added to the concrete stoop at the front entrance. The limited modifications to the dwelling do not impact the overall integrity of the property, and the original workmanship, materials, design, setting, feeling, and association of the property are readily apparent to the observer. Likewise, the garage is appropriately placed on the lot and is compatible with the design, scale, and massing of the Lustron. Its materials, while not the steel panels of the dwelling, are an appropriate addition to the property.

Research suggests that this dwelling was moved from its original location within approximately seven years after its original construction. While a moved building is generally not considered eligible for listing on the National Register, it may be eligible under Criteria Consideration B if it retains sufficient historic fabric to express its architectural significance under Criterion C. Additionally, it must retain an orientation, setting and general environment compatible with its historic location and associations. Although its original setting appears to have been in a rural oil field outside of Great Bend, the current location of this Lustron in a residential neighborhood is fully in keeping with the intended siting of Lustron homes. The dwelling sits on the western two-thirds of the standard-sized lot, with its driveway and garage occupying the eastern one-third. The front yard set back as well as the massing and scale of the dwelling are comparable to that of the neighboring dwellings in the neighborhood. In fact, the neighboring property to the west is also a Lustron dwelling. This dwelling is also distinctive as one of only ten examples of the Newport Deluxe Lustron model extant in the state of Kansas.



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Ooten House  
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**STATEMENT OF SIGNIFICANCE**

*The Ooten House* is significant under National Register Criterion C for the area of ARCHITECTURE. In spite of being moved from its original location, this property fulfills the requirements of CRITERIA CONSIDERATION B. The Ooten Residence is one of only one hundred Lustron houses documented in Kansas, and one of only ten examples of the Newport Deluxe model. It is also a rare example of a Lustron that provided rental housing almost continuously from its original construction. Of the eight Lustrons currently extant in Larned, two, including the Ooten Residence, are located on adjacent lots in a five-block area of Scott and Adams' Addition. An additional five Lustrons are located in the nearby Mann and Parks Addition. The dwellings in Scott and Adams Addition, including the Lustrons, are typical of residential evolution that occurred in communities across the country between the 1880s, when the neighborhoods were platted, and the end of World War II.

In an effort to solve the post-World War II housing crisis, the Lustron Corporation, lead by Carl Stradlund, applied porcelain-enameled steel technology to residential design, producing a pre-fabricated dwelling that was "...fireproof, ratproof, decay-proof, [and] termite proof. Will never deteriorate or stain, never fade, crack or peel, never need painting, refinishing or reroofing [sic]" (Lustron Corp). Available in two-and three-bedroom models, these dwellings resembled typical, wood-frame post-war dwellings. However, their steel frames clad on the interior and exterior with porcelain enamel-coated steel panels distinguished Lustrons from more traditional contemporary residential construction. While Stradlund intended the Lustron to ease the national demand for home ownership, the durable, affordable design also made it attractive rental property. In Kansas Lustrons typically sold for around \$10,000. Dan Brack, the Great Bend dealer, sold the slightly smaller Newport model for \$8,500. In fact, the Lustron Corporation targeted the smaller, less expensive Newport Deluxe model to individuals interested in erecting more than one Lustron to use as rental property as well as to potential owner-occupants.

The Reconstruction Finance Corporation (RFC) rewarded Stradlund's efforts with \$32.5 million in federal aid, plus the lease of a vacated airplane factory in Columbus, Ohio, for production of the dwelling components. Stradlund applied the tenets of automobile assembly-line mass-production to the Lustron. At the factory all of the components for each dwelling were loaded on a specially designed truck trailer and delivered to the building site, where company-trained builders erected the dwelling following the Lustron instruction manual. The Lustron Corporation actively produced houses between summer 1948 and June 1950. However, nationwide sales of Lustron homes never exceeded 250 units per month, far short of the 17,000 units per year that the company promised. The RFC filed foreclosure in March of 1950, and the company ceased production in June of that year having shipped fewer than 2500 of these unique all-steel dwellings nationwide.

**SITE HISTORY**

*The Ooten House* was originally located on oil-and-gas-lease land approximately twelve miles west of Great Bend. According to Kelly Puckett, a member of a Lustron building crew, it was built by Brack Implements of Great Bend for a gentleman named Talheim, whose tenant was a caretaker of his oilrigs (Puckett 2000).

The lots in Larned to which the Lustron was later moved were also part of oil-and-gas-lease land owned in the late 1940s and early 1950s by several oil companies, including Transwestern Oil Company and Sunray Oil Company. An oil and gas lease dated 1952 lists A.A. Doerr, a prominent Larned businessman, as the Grantee.

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Since Lustrons were only constructed in 1949 and 1950 and Doerr utilized the property for oil and gas extraction at least as late as 1952, the Lustron house could not have been originally constructed in its current location (Pawnee County Deeds M9:335; M16:478).

It appears that Willard Ooten moved this Lustron from its original location in early 1957 (Ooten 2000). The Larned Community Development Corporation, Inc., sold the property to Willard H. and Ruth Ooten in February of that year (Pawnee County Deeds 43:436; 45:81). Willard Ooten was a building contractor and disassembled the Lustron from its previous location and moved it himself.

Both born around the turn of the twentieth century, Willard Ooten and his wife, Ruth Cunningham, moved to Larned in c.1930 (*Larned Tiller & Toiler*, April 18, 1972). The Ootens were in their fifties when they purchased the Lustron house and moved it to 507 W. 15<sup>th</sup> Street. The small Newport Model was perfect for rental property.

Ruth Ooten died in 1967. The family owned the Lustron for an additional five years until Willard Ooten's death in 1972. The property had two subsequent owners before the current owners, Jerry and Jeanette Johnson, purchased the property in July 1995 (Pawnee County Deeds 55:190; 71:631). The Johnsons continue to utilize the house as rental property.



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**BIBLIOGRAPHY**

Larned, Kansas, *Tiller and Toiler*.

1968 *Obituary for Mrs. Ruth C. Ooten*. [17] May 1967. On file at the Jordaan Memorial Library, Larned, Kansas.

1972 *Obituary for Willard Ooten*. 18 April 1972. On file at the Jordaan Memorial Library, Larned, Kansas.

Lustron Corporation

[n.d.] *The Lustron Home*. Lustron Corporation Archives. Box 1, Folder 1. On file in the Archives of the Ohio Historical Society, Columbus, Ohio.

Ooten, Mrs. John

2000 Telephone interview by Jon Taylor, 19 June 2000.

Pawnee County, Kansas

Deed Records. On file at the Pawnee County Courthouse, Larned, Kansas.

Puckett, Kelly

2000 Telephone interview by Dana Cloud, 25 February 2000.

**VERBAL BOUNDARY DESCRIPTION**

Lots 3 and 4 and the East ½ of Lot 5, Block 12, Scott and Adams Addition to the city of Larned, Pawnee County, Kansas.

**BOUNDARY JUSTIFICATION**

The boundary includes the city parcel on which the house and garage are located.

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Ooten House  
Pawnee County, Kansas

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Photographer:        Dana Cloud  
Date of Photographs:    October and December 1999  
Location of Negatives:   Kansas State Historical Society, Topeka, Kansas

- 1) North and east elevations of dwelling, and north elevation of garage. View looking south.
- 2) West and south elevations of dwelling. View looking northwest.
- 3) West elevation of dwelling. View looking east.
- 4) Living room. View looking southwest.
- 5) Utility room. View looking west.
- 6) Hallway with bedroom doors and closets. View looking west.



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Ooten House  
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